



SPECIAL USE PERMIT APPLICATION

For All Uses

(Except Collective Residences; Hotel Motel and Extended-Stay Hotel and Places of Worship)

RECEIVED

APR 16 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville, Georgia
Department of Planning & Development
2342 Oak Road, 2nd Floor
Snellville, Georgia 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

DATE RECEIVED
:501 CHURCH ST / 2400 MAIN ST ARRIS HOLDINGS
#2400135 RZ 24-01-LUP 24-01-SUP 24-01
*ARCEL- 5027 009; 007; 113; 124 ;097 ;020; 021; 164; 016; 015

Applicant is: (check one)
 Property Owner
 Attorney for Property Owner
 Property Owner's Agent

Property Owner (if not the applicant): check here if additional property owners and attach additional sheets.

Parke Lammerts
Name (please print)
Vice President
Title
Arris Holdings
Corporate Entity Name
2700 Apple Valley Road, Suite 50
Mailing Address
Brookhaven, GA 30319
City, State, Zip Code
404-452-9989
Phone Number (wk) (cell)
plammerts@arrisholdings.com
Email Address

Brandon Rosko
Name (please print)
Executive Pastor
Title
First Baptist Church of Snellville, Inc.
Corporate Entity Name
2400 Main Street East #3661
Mailing Address
Snellville, GA 30078
City, State, Zip Code
770-978-7000
Phone Number (wk) (cell)
brosko@churchonmain.net
Email Address

Requested Special Use (see Uses Requiring a Special Use Permit): _____

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: R-3 Present Future Land Use Classification: TC & LDR
Proposed Zoning District Classification: TC-R Proposed Future Land Use Classification: TC

Property Street Address: See attached Acreage: 16.96 Tax Parcel No.: See attached

APPLICATION FEES:

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

*** INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED ***

CERTIFICATIONS

APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for a Special Use Permit and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate if the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, or otherwise conveyed or discontinued.



Signature of Applicant

4/12/24

Date

Parice Lammert

Type or Print Name and Title



Signature of Notary Public

04/12/2024

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application. The undersigned is aware that no application or re-application affecting the same land shall be acted upon within six (6) months from the date of last action by the Mayor and Council.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Signature of Owner

Date

Type or Print Name and Title

Affix Notary Seal

Signature of Notary Public

Date

AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this Special Use Permit application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

[Signature] 4-12-24
Signature of Owner or Agent Date

Michael Williamson Trustee Chairman
Type or Print Name and Title

[Signature] 4-12-24
Signature of Notary Public Date



Affix Notary Seal

CONFLICT OF INTEREST CERTIFICATIONS FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

[Signature] 4/12/24
Signature of Applicant Date

Porter Lammonds
Type or Print Name and Title

N/A
Signature of Applicant's Attorney or Representative Date

N/A
Type or Print Name and Title

[Signature] 04/12/2024
Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: Porter Lammonds

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

Arris Snellville Tax Parcel List:

2400 E Main St - R5027 011

2535 Pine St - R5027 015

2525 Pine St - R5027 016

2515 Pine St - R5027 016A

2486 Pine St - R5027 020

2529 Pine St - R5027 021

2476 Pine St - R5027 097

2501 Church St - R5027 009

2481 Church St - R5027 124

2551 Church St - R5027 113

R5027 007

~11,212 sf of unbuilt Pine St ROW (to be abandoned)

Sec. 206-3. - Residential Uses

206-3.1. - Household Living

A. **Defined**

Residential occupancy of a dwelling unit by a household. Household living includes the following:

1. Single-family detached dwelling.
2. Two-family dwelling.
3. Single-family attached dwelling.
4. Multiple-family dwelling.
5. Towne Center loft.
6. Towne Center flat.
7. Mobile home.
8. Live-work.

B. **Single-Family Detached Dwelling**

1. **Defined**

A detached residential unit other than a mobile home, designed for and occupied by one family only.

C. **Two-family dwelling**

1. **Defined**

A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

D. **Single-Family Attached Dwelling**

1. **Defined**

A structure subdivided by a coincidental lot line and wall which separates the structure into two or more dwelling units, each occupying its own lot.

2. **Use Standards**

Where a single-family attached dwelling is allowed as a special or limited use, it is subject to the following:

- a. Units may not be vertically mixed.
- b. The lots created by the coincidental lot line and the wall must each contain at least the following in zoning districts where building types do not apply:
 - i.

An equal percentage of the minimum lot area of the zoning district in which they are located; and

- ii. An equal percentage of the minimum lot width of the zoning district in which they are located.
- c. Attached single-family structures must meet all setback requirements of the zoning district in which it is located, except for the coincidental lot line and wall.
- d. Each unit must be separately metered for all utilities and the coincidental property wall must be fire-rated and extend from the foundation to the roof decking of the structure. Otherwise, an attached single-family structure must meet all standards that would be required for two-family dwellings in the zoning districts in which it is located.

E. Multiple-Family Dwelling

1. Defined

Three or more dwelling units in a single building (that does not meet the definition of single-family attached dwelling) not within a TC District.

F. Towne Center Flat

1. Defined

Three or more dwelling units in a single building (that does not meet the definition of single-family attached dwelling) within a TC District and where the ground floor of the building contains no nonresidential uses.

2. Use Standards

Where a Towne Center flat is allowed as a limited or special use, it is subject to the following:

- a. Towne Center flats must be in a conforming walk-up flat or stacked flat building type.
- b. Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallway, as permitted by building type.
- c. Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.
- d. Each dwelling unit must have at least 750 square feet of floor area.
- e. Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals in conformance with sentence F.2.f below.
- f. Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance is measured by the most direct route of travel on ground in the following manner:

- i. From the lobby entrance of each proposed building housing a Towne Center flat;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing commercial floor area.
- g. When multiple commercial establishments are required to attain 15,000 square feet, this requirement applies to all establishments.

G. Towne Center Loft

1. Defined

Three or more dwelling units in a single building (that does not meet the definition of single-family attached dwelling) within a TC District and where the ground floor of the building contains exclusively commercial uses, except for lobbies to access upper-story residential uses.

2. Use Standards

Where a Towne Center loft is allowed as a limited or special use, it is subject to the following:

- a. Towne Center lofts must be located in a mixed-use building type.
- b. At least 50% of the ground floor area of each building containing a Towne Center loft must be leasable commercial space. Lobbies, atriums, service corridors, and similar shared common areas may not be counted towards this requirement.
- c. Each dwelling unit must be accessed through a conditioned interior hallway.

H. Mobile Home

1. Defined

A detached single-family dwelling unit with the following characteristics:

- a. Designed for long-term occupancy as opposed to transient location, containing sleeping accommodations, toilet facilities, with plumbing and electrical connections provided;
- b. Designed to be transported after fabrication on its own wheels or flatbed or other trailer or on detachable wheels;
- c. Built to arrive at the site where it is to be occupied as a dwelling unit complete, or all units built since June 15, 1976, documentation of compliance with the National Mobile Home Construction and Safety Standard Act (department of housing and urban development certification); and
- d. For all units built before June 15, 1976, documentation of compliance with specifications prescribed by the American National Standards Institute.

I. Live-Work

1. Defined

Nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, clients or patrons to visit.

2. Use Standards

Where live-work is allowed as a special or limited use, it is subject to the following:

- a. Live-work is only permitted on the ground floor of a dwelling unit.
- b. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.
- c. The live-work use may employ no more than two persons not living on the premises at any one time.
- d. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.
- e. The nonresidential use of the live-work use is limited to a permitted or special use allowed in the zoning district.
- f. No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal human senses, off the premises.
- g. No more than five customers are permitted on the premises at any one time.

206-3.2. - Group Living

A. Defined

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. The Fair Housing Act (42 U.S.C. Section 3604(f)(3)) makes it unlawful to make a dwelling unavailable to a person because of race, color, national origin, sex, familial status, handicap or disability. No policy or practice of this UDO is intended to have a disparate impact on a protected class. Further, in order to avoid prohibited discrimination, if a person or persons identified as a protected class believes a reasonable accommodation can be made to any use restriction, that person or persons must make an application for a special use or zoning text or map change.

Group living includes the following:

1. Addiction treatment facility.
2. Assisted living facility.

3. Boarding or rooming house.
4. Collective residence.
5. Halfway house.
6. Hospice.
7. Monastery or convent.
8. Nursing facility (skilled).
9. Nursing home.
10. Retirement community (continuing care).
11. Shelter.

B. Addiction Treatment Facility

1. Defined

An inpatient facility for treatment and recovery for substance abuse and addiction.

C. Assisted Living Facility

1. Defined

A facility for the frail elderly that provides rooms, meals, personal care, and supervision for self-administered medication. Facility may also provide specialized memory care.

D. Boarding or Rooming House

1. Defined

A dwelling in which meals, lodging, or both are furnished for compensation to more than two, but not more than ten non-transient persons.

E. Collective Residence

1. Defined

Any residence, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food, one or more personal services, support, care, or treatment exclusively for two or more persons who are not related to the owner or administrator of the residence by blood or marriage and which is licensed as a group home, personal care home, or community living arrangement pursuant to O.C.G.A. § 31-2-4(d)(8). Any residence that Georgia law requires to be licensed as a Community Living Arrangement, Group Home, Personal Care Residence, or any other facility permitted by the State of Georgia to house two or more unrelated persons, is considered to be a collective residence.

2. Use Standards

Where a collective residence is allowed by a special use permit, it is subject to the following:

- a. The facility must be licensed by the Department of Human Resources of the State of Georgia. Before applying for a special use permit, the applicant must seek a specific permit from the State of Georgia for operating the collective residence. All details of the State application must be attached to the special use permit application and must be incorporated by reference as a condition of said permit. If the applicant changes the operation of the collective residence from the type disclosed in the State application, the special use permit will be automatically revoked, and the applicant must apply for a new special use permit for the new type of community residence. The new application must be judged by the City on its own merits and subject to the full review for a new special use permit, which may be denied based on the required criteria of these use standards. The fact that a different type of community residence has been operated at this same site has no bearing on the new application.
- b. The facility must apply for and receive an occupation tax certificate/business license from the City before operation. The certificate and license must be revoked if any condition of the special use permit is violated.
- c. The facility must apply for, earn, and maintain nonprofit corporation status in accordance with the requirements of O.C.G.A. § 14-3-120 et seq., unless otherwise stated in these use standards.
- d. The facility must submit annual reports to the City Manager, just as the community residence would for a member under O.C.G.A. § 14-3-1620 et seq.
- e. The facility must comply with all parking requirements, except that no more than six parking spaces are allowed
- f.
- g.
 - (i)
 - (ii)
- h.
 - (i)
 - (ii)